



4 CRAGSIDE COURT ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
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£325,000

GUIDE
PRICE

An exceptionally well-presented detached bungalow situated close to the village centre. A footpath leads directly to the western end of the High Street. The accommodation comprises; Entrance Hall, Sitting Room, Study/Playroom, Dining Kitchen, Two Double Bedrooms (principal Bedroom has En-Suite Shower Room), Family Bathroom and Integral Single Garage. The property has manageable gardens to the rear with well stocked mature borders and sun house, a small garden to the front of the property, stone steps lead to the front door and a driveway leads to the garage. The property enjoys fine views over Rothbury's golf course and the Simonside Hills.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and then influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/ restaurants, golf club, professional & medical services and a full range of local shops. The new Shell forecourt and shop in Thropton Village is but a mile away.

4 Cragside Court

Located on the very popular Cragside View Estate, easy walking distance to the shops and amenities that Rothbury has to offer. Vehicular access is from Gravelley Bank onto Hillside East, then via Simonside View.

Services

Mains electricity, water and drainage.
Gas-fired central heating . PVC double-glazed windows.

Postcode

NE65 7YX

Energy Performance Certificate

Current Rating D. (67)

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is in Band D (£2,369.03 - 2024/25).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Details Prepared - March 2024

Property Reference APS 18106773

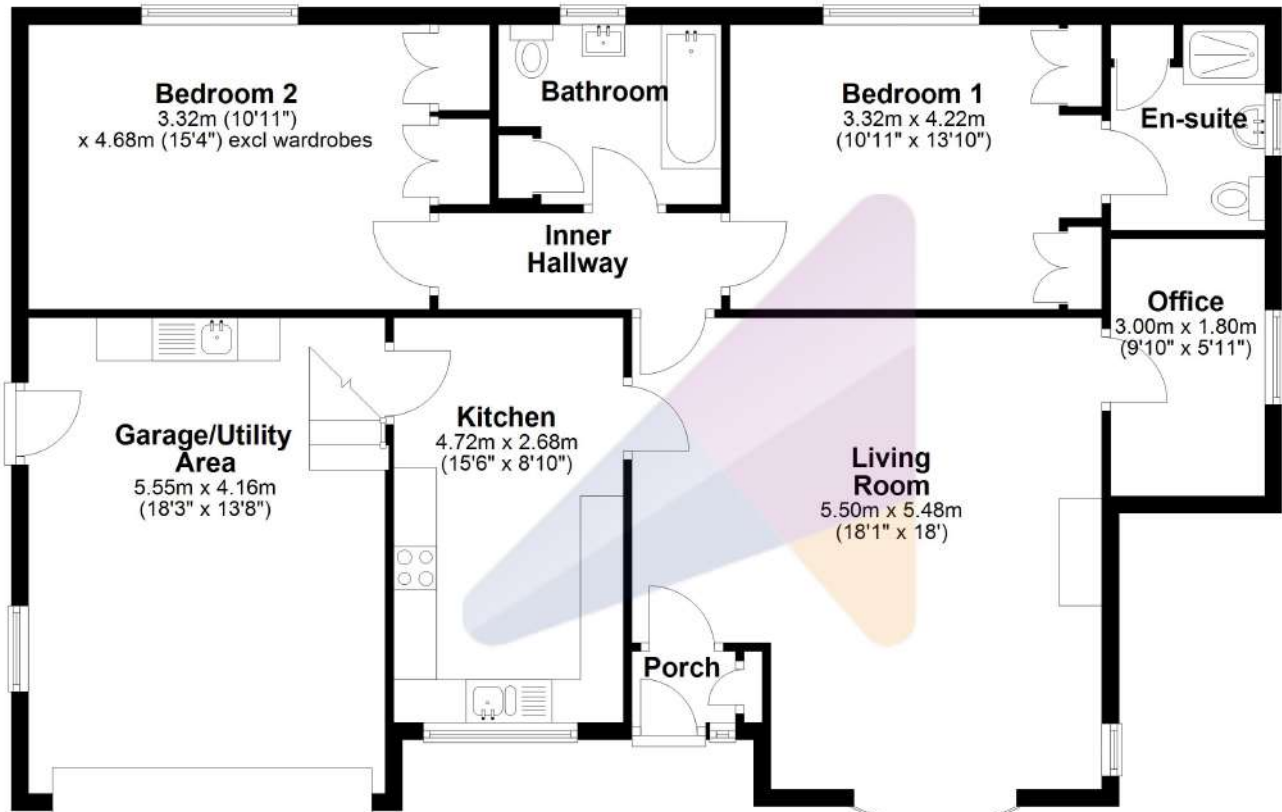


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Main area: approx. 94.5 sq. metres (1016.9 sq. feet)
 Plus garages, approx. 23.1 sq. metres (248.5 sq. feet)

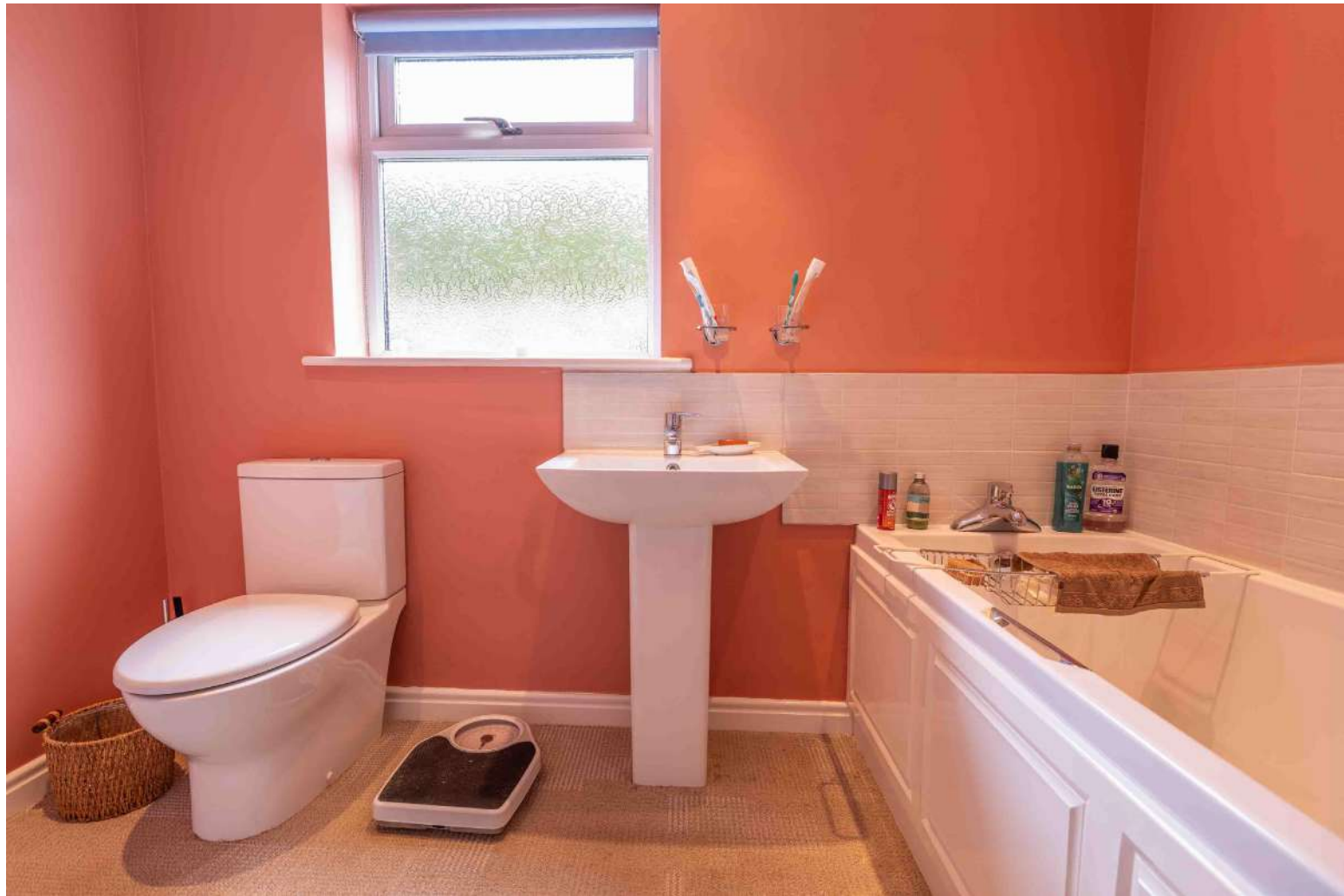


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Floor plan is approximate and is provided for visual reference only.
 Plan produced using PlanUp.

Cragside Court











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